

PERMITTING AND LAND USE LAWS

INNOVATION THRU PERMIT TRACKING

DLM MANDATES

TITLE 21 GUAM CODE ANNOTATED

Division 1

Ownership of Real or Immovable Property

- Records Division
- Public Lands Administration
 - CLTC
 - GALC

Division 2

Regulation of Real Property Use

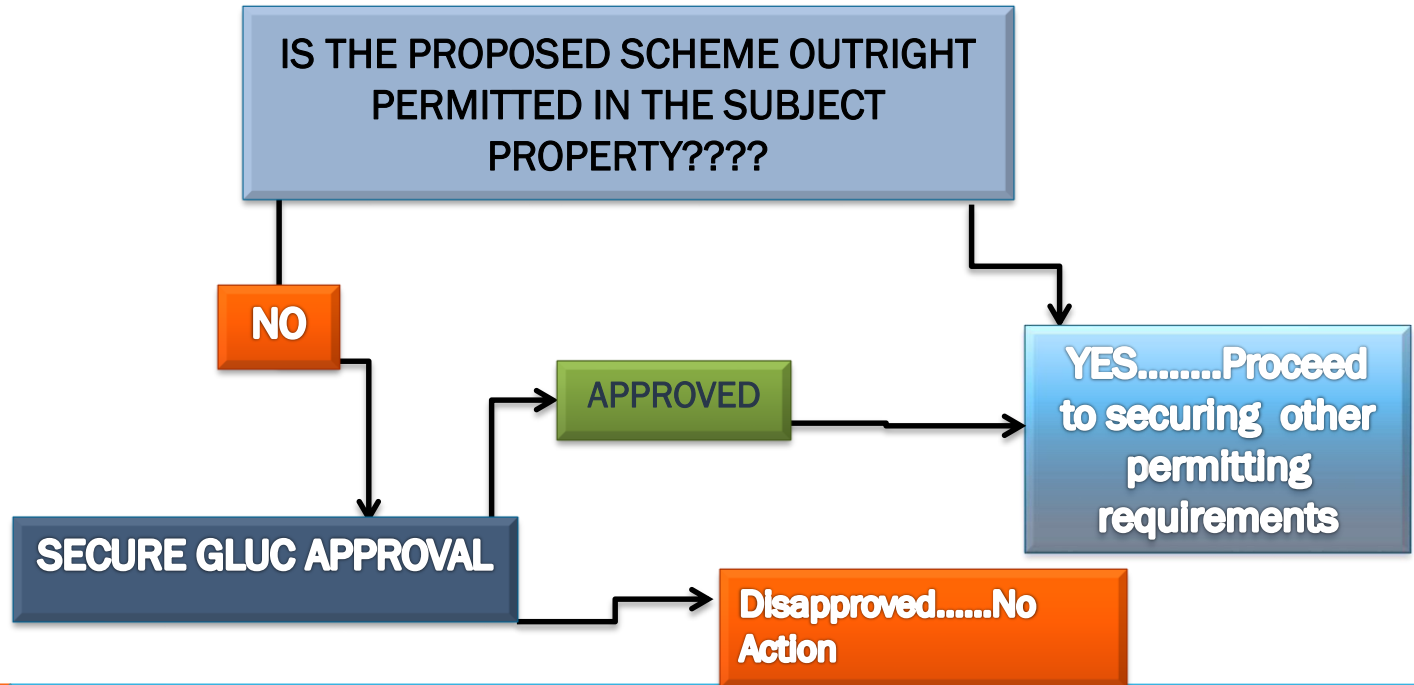
- Zoning Law (Chapter 61)
- Subdivision Law (Chapter 62)

Division 3

Real Estate [Dealers] Law (not really.....)



THE BIG PICTURE



APPLICATION REVIEW COMMITTEE

- Established by Executive Order Latest amendment –E.O.96-26
- To provide the Guam Land Use Commission (GLUC) & Guam Seashore Protection Commission (GSPC) with technical and SME support.
- Technical support as it relates to individual agencies.

RESPONSIBILITIES:

- Charged with review, analysis, and recommendation per agency mandates.
- ARC Chairman channels all relative comments to the GLUC via Division of Planning.



MEMBERSHIP

- Department of Land Management
- Guam Environmental Protection Agency
- Department of Agriculture
- Guam Water Works Authority
- Department of Public Works
- Department of Parks & Recreation
- Bureau of Statistics & Plans



EX-OFFICIO MEMBERSHIP

- Department of Public Health and Social Services
- Guam Fire Department
- Guam Economic Development Agency
- Guam Public School System
- Department of Chamorro Affairs



ARC REVIEW

- Land Use and Seashore Applications
- Assess Compliance
- Environmental review and assessment
- Opportunity to discuss alternative development strategies....to include “No Action”.
- Submits official position statement via Guam Chief Planner.

BASICALLY.....ANYTHING SUBMITTED BEFORE THE GLUC/GSPC

OVERLAPPING RESPONSIBILITIES & MANDATES



PLAYERS IN ARC

The Director of Land Management serves as the Executive Secretary.

The Guam Chief Planner channels all administrative support matters through the GLUC/GSPC's Executive Secretary.

ARC Members assess projects.....



PRIMARY OBJECTIVE

- **Protect, promote, and encourage public health, safety, and welfare.**
 - The obvious caveat to why we exist, all we do, and why we are here today.
- **Provide some level of government of reliance.**
 - What is government reliance?
 - That level of confidence one places on a government system or process to ensure regulations and/or restrictions are put in place for the good of the community....



IDENTIFYING CHALLENGES

Looking within your agency

- What is leadership doing to allow you to effectuate your mandates.
- What are your agency's short or long-term goals.
- Identifying shortfalls by:
 - Identifying resources you need.



IDENTIFYING CHALLENGES

Looking within yourself:

- What do you do to effectuate your mandates.
- What are your agency's short or long-term goals.
- Identifying shortfalls by:
 - Identifying resources you need.
 - How much of your work effect compliance with your mandates.
 - Loosing perspective.....
 - Complacency.....
 - And all the other stuff that makes work just “yuck”

CHALLENGES TO THE ARC.....

- Overlapping responsibilities?
- Resources to provide full and rounded response.
- Forced to boiler-plate responses.
- Leadership “stranglehold”.



DO WE NEED TO LOOK AT THE BIG BAD PICTURE?

Effects of Globalization

- Over-Population

- Dwindling Resources

- Climate Change

Effects of Mechanization

- Advancements in technology

Difference in Development Ideology


- Sustainable smart development



- NO

- We because can't solve the world's problem.....

- YES

- We because have a responsibility
 - To what?.... Protect, promote, and encourage public health, safety, and welfare.
 - Keeping these issues in check with how we maintain a level of sustainability.
- 

IF WE SAY NO



IF WE SAY YES



HOW WE LIVE SHOULD DRIVE HOW WE THINK & WORK

- **WORKING SMARTER, NOT HARDER**
 - Being resourceful
 - Using available resources
 - What does “working within our means” mean
- **TRANSPARENCY**
 - Transparency in an effort to improve communication with the public.
 - Transparency in an effort to improve communication between agencies.
 - Government of Guam
 - Public Lands
 - Privately-owned Lands
 - Federal Government
 - Federal Lands

WORKING SMARTER NOT HARDER

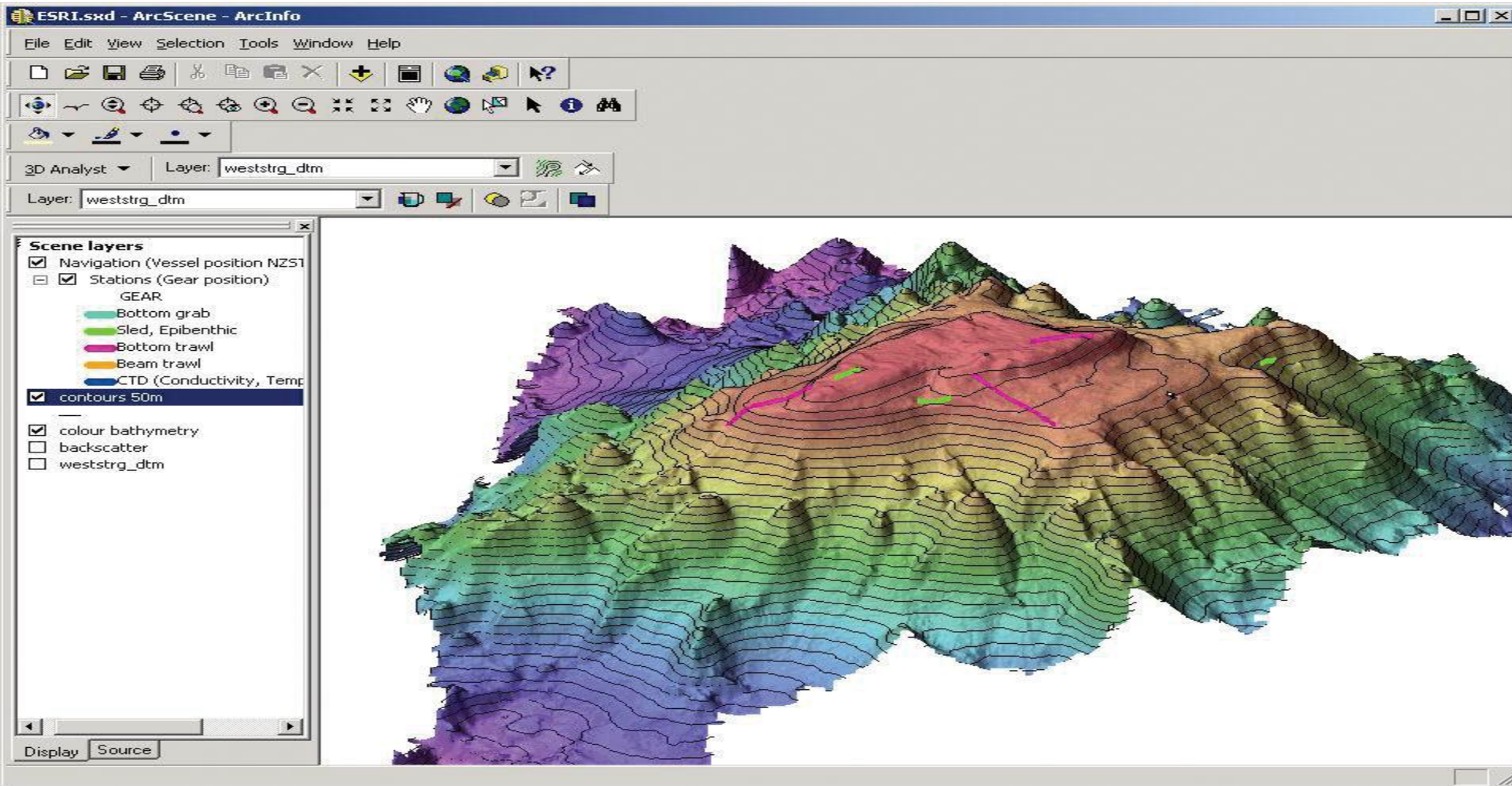
Institutionalizing strategies of development for public benefit

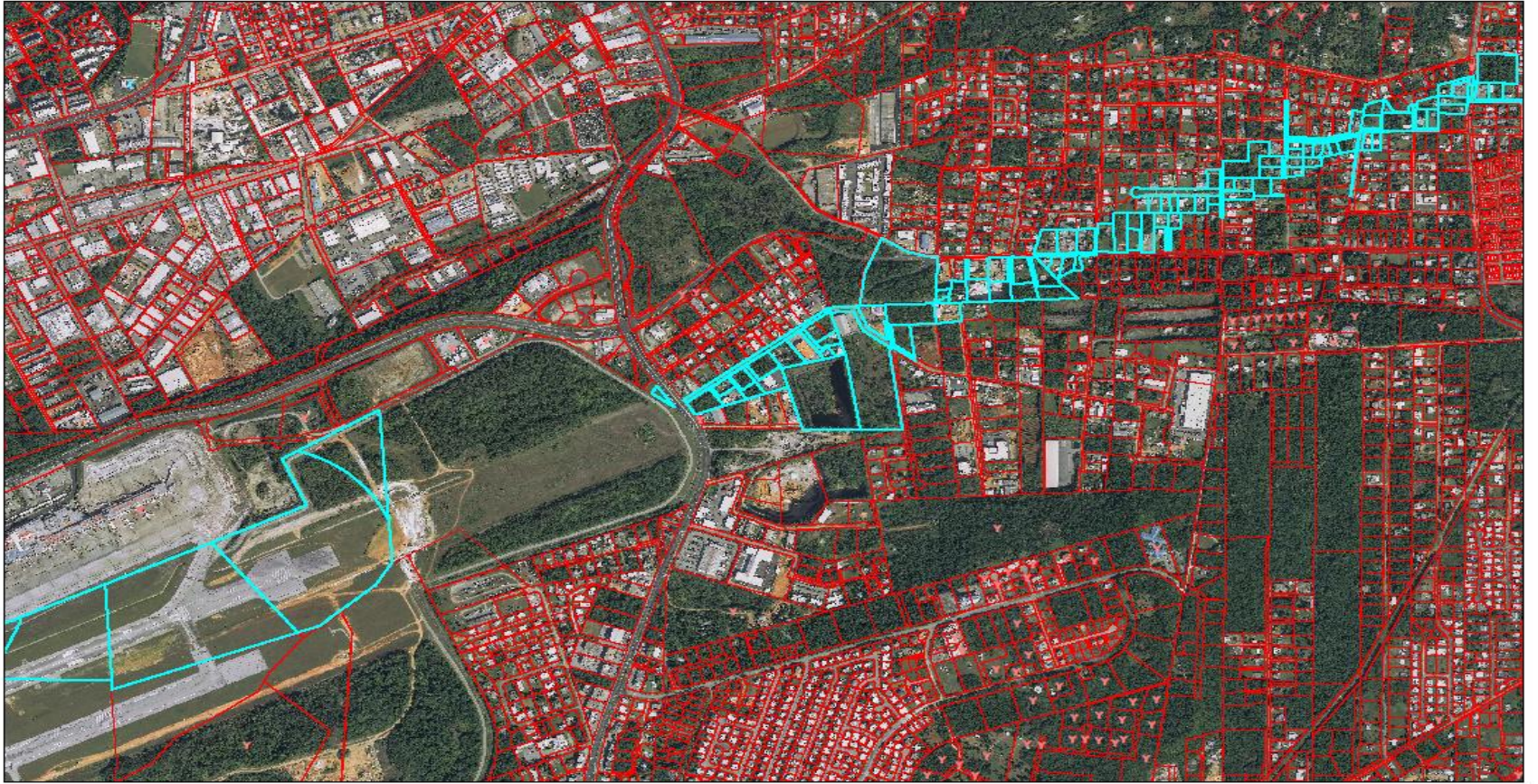
- **Standardizing BMPs as part of the Building Permit Program....**



EMBRACING A UNIFIED DIGITAL PLATFORM FOR GATHERING AND SHARING INFORMATION....

ALL GOVERNMENT OF GUAM AGENCIES UTILIZE ARC-GIS PLATFORM





THERE ARE NO NEW INNOVATIONS IN PERMIT TRACKING!

- Products
 - Off-the-Shelf
 - Specifically designed
- Designed permit tracking using an ARC-GIS PLATFORM!!!
 - Working with assistance and direction of O-Tech...
- There is only the need to change philosophy of how we do business as government officials and as an agency.
 - Putting power of accessibility at the palm of government regulator.
 - Eliminate information “hogging” ...

ADVANTAGES OF UNIFYING DATA THROUGH ARC-GIS PLATFORM

For the government of Guam

Creating a building permit tracking program using an ARC-GIS Platform

GEDA

DPW

OTECH

Creating “view opportunities” for all planners to plan better

ARC Agencies

Efficiency with an 8-hour work day.....(Improve work per unit efforts ...for some, having more time to watch YouTube)



ADVANTAGES OF A PERMIT TRACKING PROGRAM DESIGNED UNDER ARC-GIS PLATFORM

- VARIETY OF INFORMATION CAPTURED IN THE PLATFORM
 - To improve transparency...
- IMPROVEMENT TO GOVERNMENT RELIANCE.
Basing agency action/direction on laws, regulations, & policies, etc.
- IMPROVING CONTINUITY OF GOVERNMENT PROCESSES
Availability of information throughout life of project..
More time for site inspections , report preparation
- IMPROVED CUSTOMER SERVICE THROUGH EFFICIENCY...



PERMIT TRACKING AND HOW IT MAY EFFECT PLANNING FOR THE VILLAGE OF TOMORROW

- **Track historical use of project of a long-term development project.**
 - Making sure we know what buried there is buried there with no surprises!!!
 - Effectuate smart development trends(i.e. Appropriate re-purposing of buildings and facilities.)
- **Assess development trends and direction to best master plan.**
 - Excellent for re-adjusting northern/central land use master plan.
- **Substantiate restrictions and to best plan for sustainability.**
 - i.e. Properly evaluate % conservation areas needed for public lands.

